



# 1420 EAST KENTUCKY AVE

WOODLAND, CA 95776

*For Sale ±12.78-acres of fenced and 50%  
graveled improved vacant Industrial Land*

*Potential Uses: Manufacturing and fabrication  
facility, life sciences, food processing, seed/  
crop processing, mini-storage and PODS/  
U-Haul facilities*

## PARCEL AERIAL



### PROPERTY OVERVIEW

|                |                                                                                                                                                                                                    |
|----------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| ADDRESS        | 1420 E Kentucky Ave (Stable Ct),<br>Woodland, CA 95776                                                                                                                                             |
| TOTAL LAND AC  | ±12.78 AC                                                                                                                                                                                          |
| ZONING         | I (Industrial)                                                                                                                                                                                     |
| PARCEL NUMBERS | 063-030-030-0000                                                                                                                                                                                   |
| COUNTY         | Yolo                                                                                                                                                                                               |
| UTILITIES      | PG&E:<br>Existing 277/480V 4W 3Ph (see attached)<br>City of Woodland Public Works:<br>530.661.5962<br>• Building dept • Storm drainage<br>• Sewer • Water<br>Existing 2" water supply and hose bib |
| POTENTIAL RAIL | CFNR (South end of property)<br>Additional \$680,000                                                                                                                                               |
| POTENTIAL USES | Industrial, manufacturing/ fabrication, life<br>sciences, food processing, mini-storage                                                                                                            |

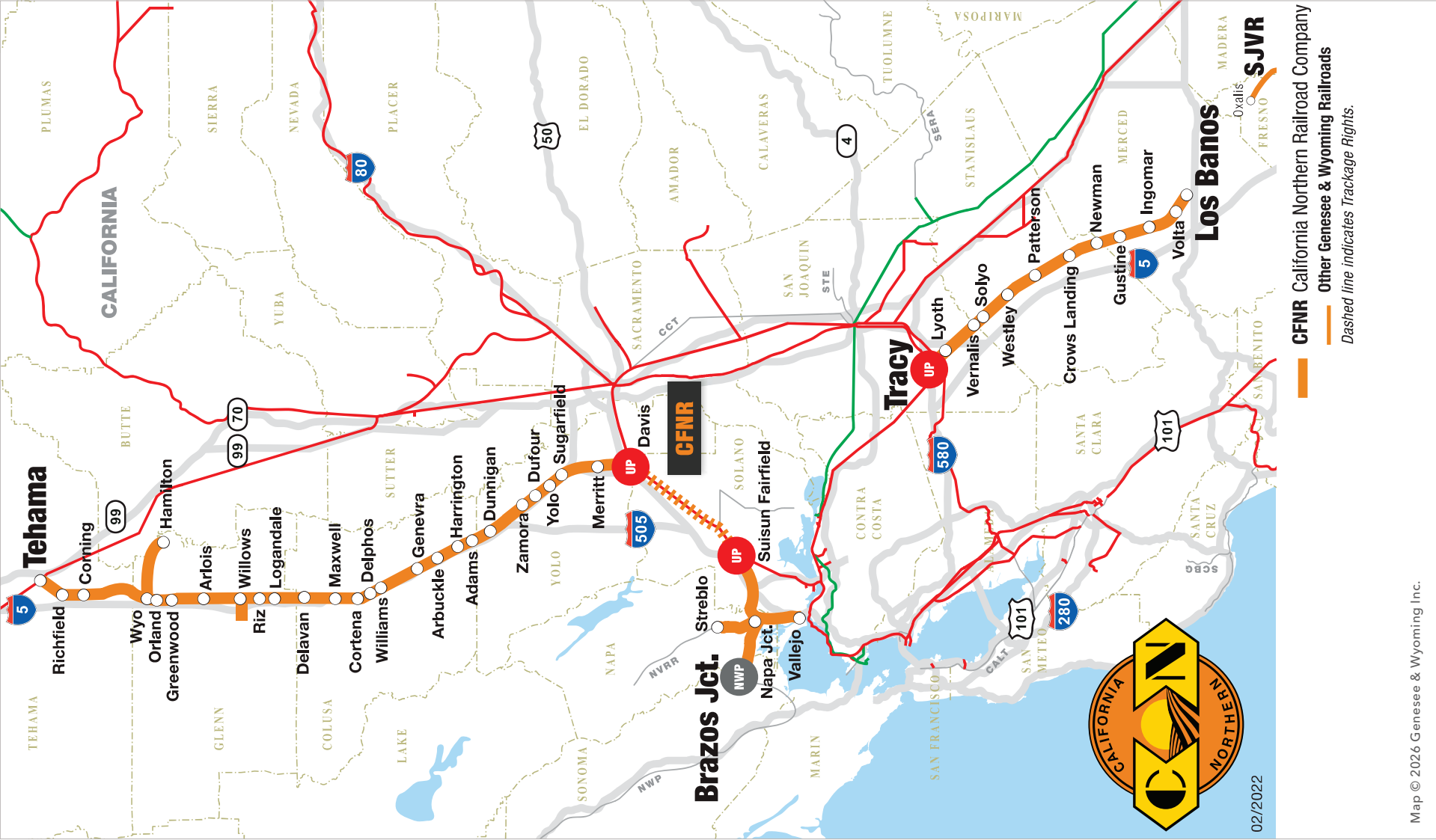
**\$8.50/PSF GROSS**

HIGHWAY INDUSTRIAL

**\$4,732,000**

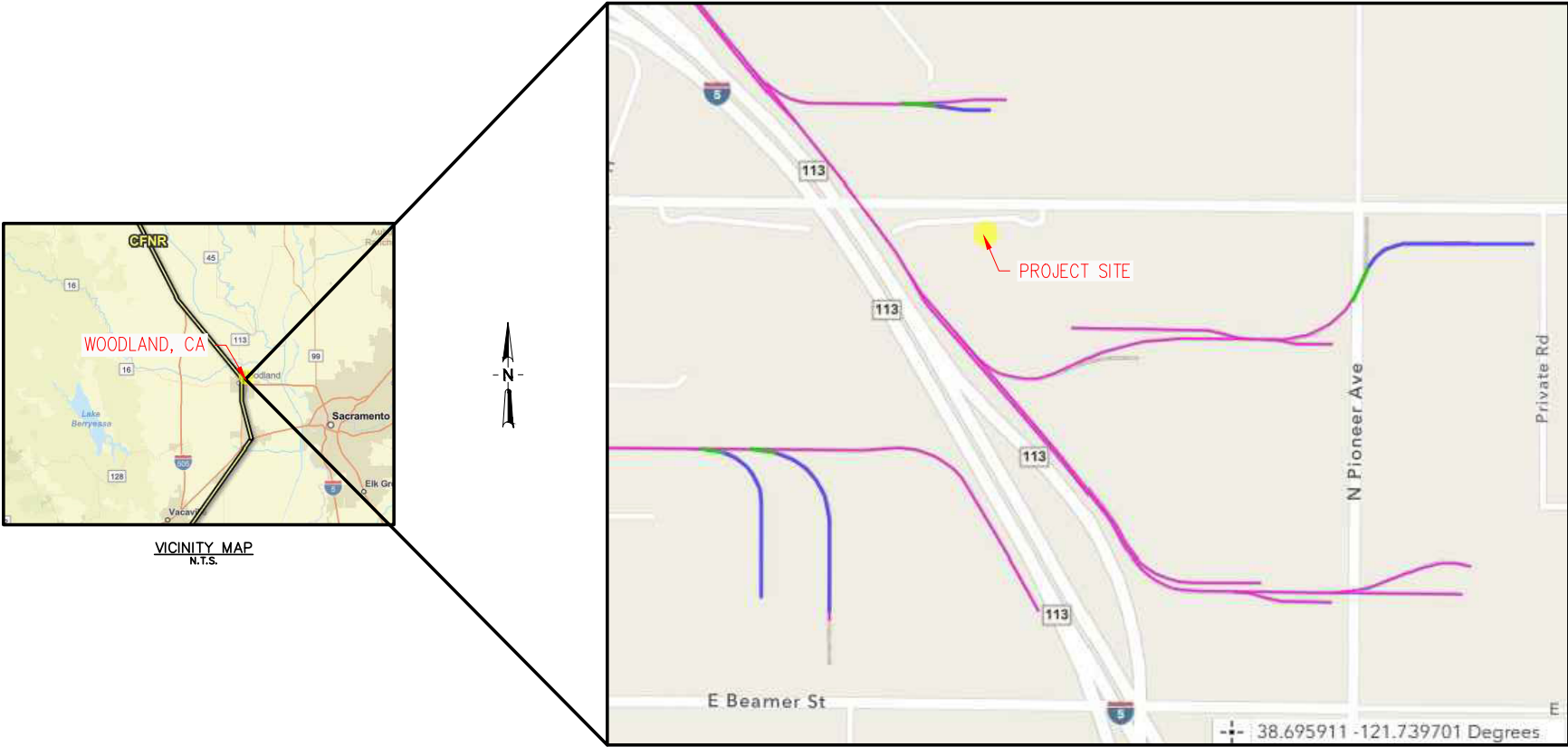
SALE PRICE

CFNR RAIL MAP



GENESEE & WYOMING - JACKSONVILLE, FL

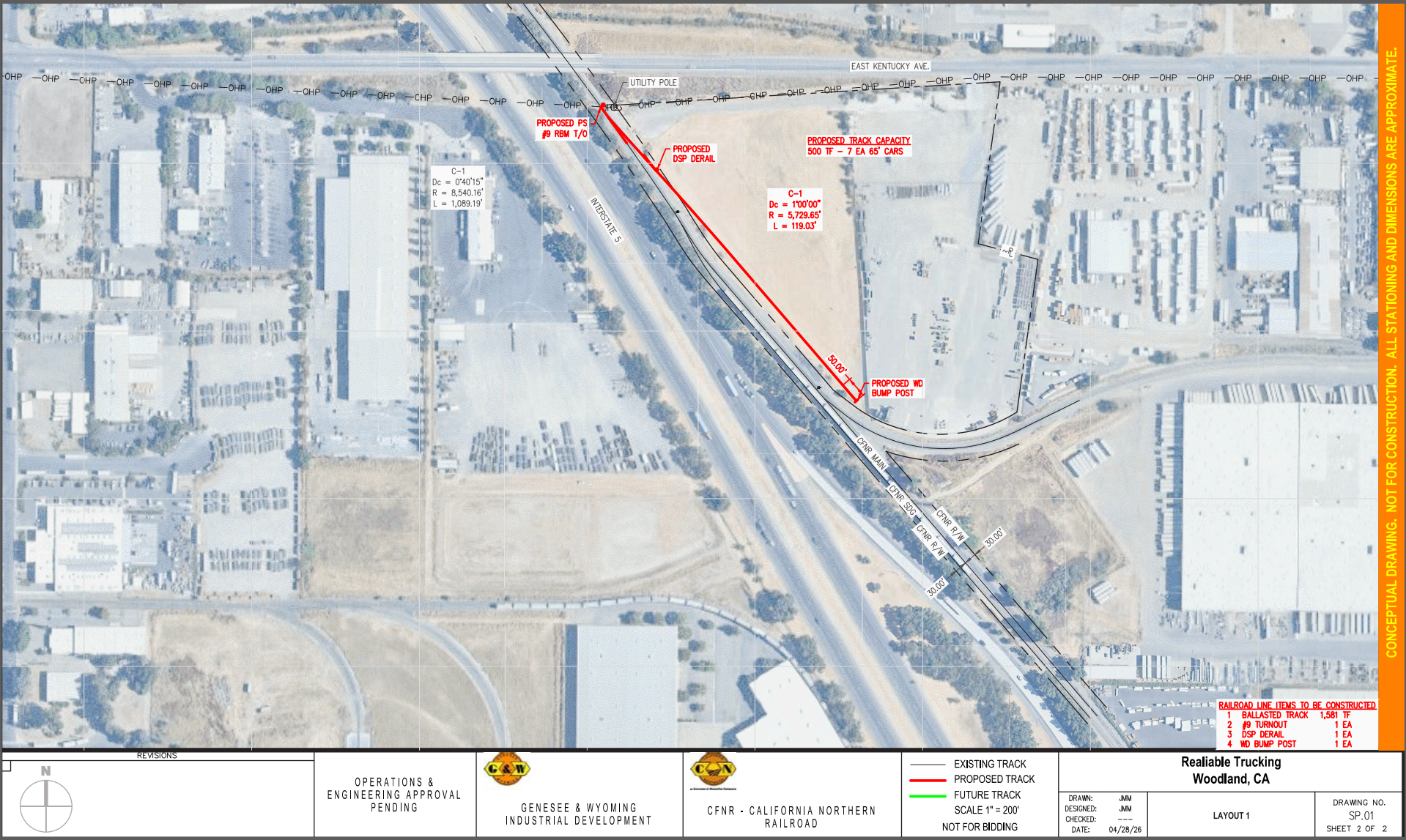
GENESEE & WYOMING RAILROAD SERVICES INC.  
RELIABLE TRUCKING  
WOODLAND, CA



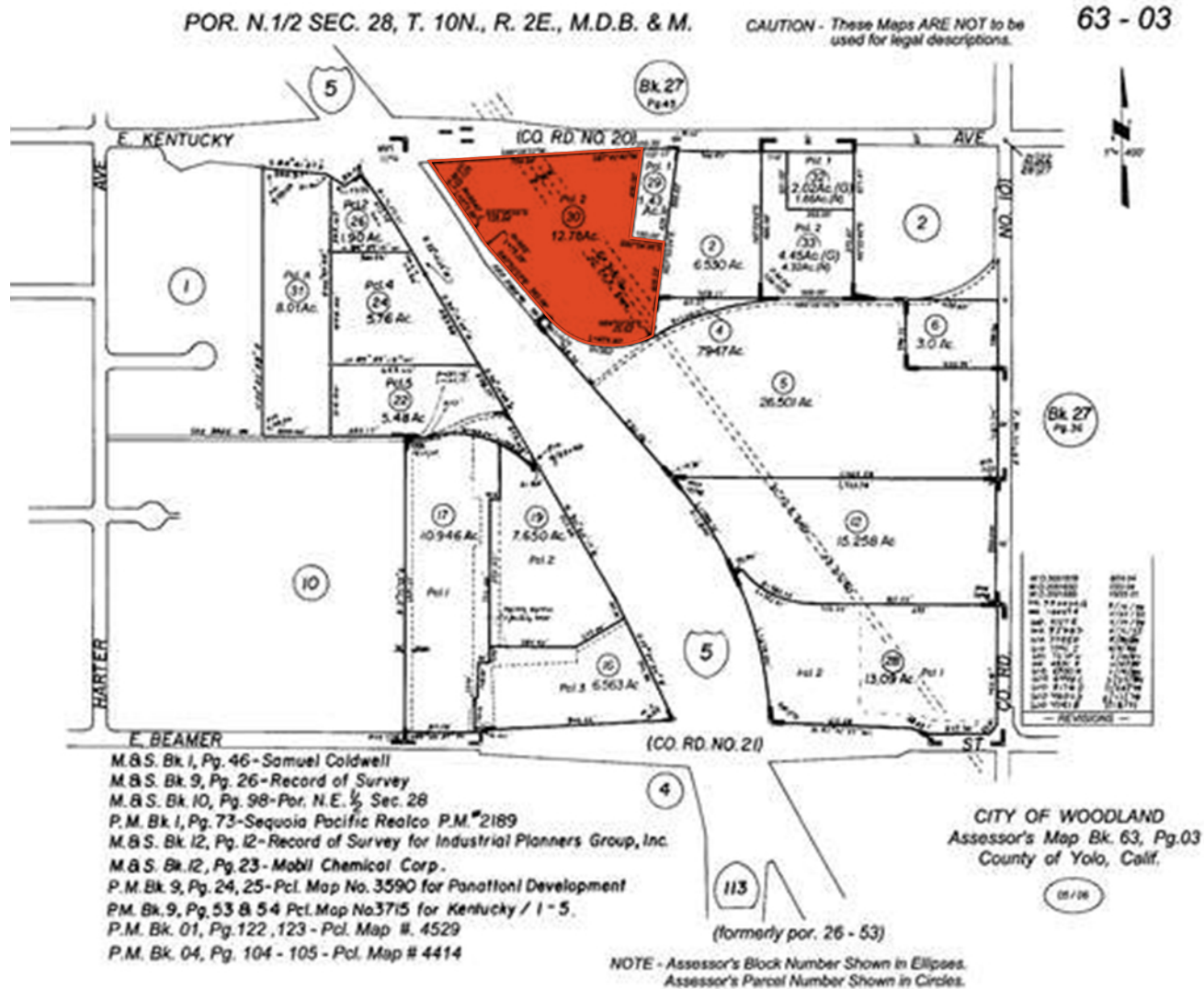
CONCEPTUAL DRAWING. NOT FOR CONSTRUCTION. ALL STATIONING AND DIMENSIONS ARE APPROXIMATE.

|           |                                           |                                                                                                                                 |                                                                                                                              |                                                                                                                                |                                                               |  |                                  |
|-----------|-------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------|--|----------------------------------|
| REVISIONS | OPERATIONS & ENGINEERING APPROVAL PENDING | <br>GENESEE & WYOMING INDUSTRIAL DEVELOPMENT | <br>CFNR - CALIFORNIA NORTHERN RAILROAD |  | Reliable Trucking<br>Woodland, CA                             |  |                                  |
|           |                                           |                                                                                                                                 |                                                                                                                              |                                                                                                                                | DRAWN: JMM<br>DESIGNED: JMM<br>CHECKED: ---<br>DATE: 04/28/26 |  | DRAWING NO. C.01<br>SHEET 1 OF 2 |

POTENTIAL RAIL SPUR - CFNR (SOUTH END OF PROPERTY) ADDITIONAL \$680,000



## PARCEL MAP



## PROPERTY OVERVIEW

- Concrete parking cars area with 20 spaces
- 5-OH parking lights
- 5-Yard lights - 3 heads







## 1420 E KENTUCKY AVE

*For more information on  
this property, please contact*

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LIC N° 01264304

KIDDER.COM

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**km** Kidder  
Mathews